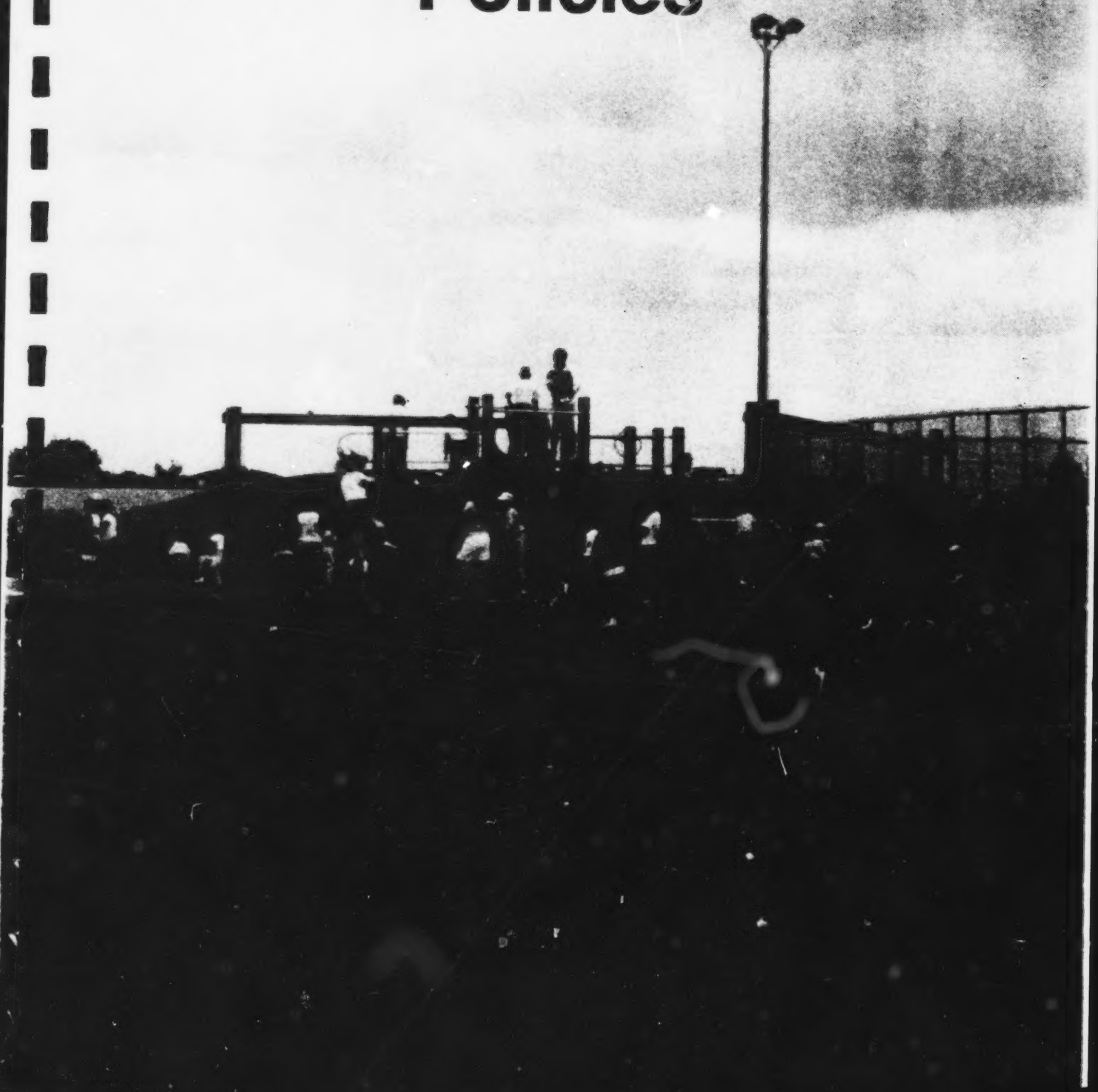
City of Hamilton

Park Expenditure Policies



PARKS EXPENDITURE POLICIES

This report was prepared jointly
by staff from the Departments of
Culture and Recreation,
Community Development,
Planning and Development,
Public Works,
Real Estate, and
Treasury

It establishes parks expenditure
policies for the City to follow.

The Parks Expenditure Policies were
originally adopted by Council on
March 13, 1984. An updated version
was adopted by Council on August 27, 1985

Finally, the attached report was approved
by the Parks and Recreation Committee
on March 1, 1988 and was adopted
by City Council on March 8, 1988.

REPORT

BACKGROUND

Hamilton is fortunate to have the Niagara Escarpment, the Red Hill Valley and the Cootes Paradise Area as a basic framework for parkland. Other important parks such as Gage Park and Confederation Park complement the framework. Prior to the 1950's the city did not systematically plan for or provide parks in the neighbourhoods. This left large residential sections without accessible parkland. In the 1950's, Hamilton embarked on a bold program of buying land at the centre of many of the undeveloped neighbourhoods on the mountain. Today, we are still bearing the fruits of this farsighted move. Residential developers do not have to dedicate parkland in most cases, but instead pay cash in lieu to the City. The money goes into the '5% park fund' and is currently used for expenditures on parkland acquisition. The money can however, according to the Planning Act, be spent on development and maintenance of parkland as well as on other matters related to parks, e.g. studies.

The situation in the 1960's was:

- the post war development usually had adequate land for park development,

- the newly developing neighbourhoods had adequate land for park development,

- the older parts of the City had a shortfall of parkland by current standards.

In the early 1970's, a program of planning developed neighbourhoods was begun starting with the older neighbourhoods first. In many of the plans it was established that buildings should be torn down and a park established. It was here that the '5% park fund' came into play. In the mid 1970's accounts were set up to acquire land mostly in the lower city. Originally accounts were set up for Durand, Corktown, Beasley, Central, Stinson, Landsdale and Gibson, all inner city areas, and for two mountain neighbourhoods, Quinndale and Rushdale. As neighbourhood plans were completed, further accounts were set up for Keith, McAnulty, Crown Point East, Crown Point West and Homeside. The accounts are known as 'Priority One' accounts, meaning that these areas have the greatest need for parkland acquisition. Approximately $5 million has been used to acquire about 120 out of the approximately 150 properties. Nearly all properties have been bought on a willing seller, willing buyer basis. No more major priority accounts are felt to be needed in the near future.

The following table shows a summary of the 'Priority One' parks on February 10, 1988.

Name	Map	Properties	Properties Purchased	Remaining Properties	Estimated Cost of Remaining Properties	Amount in Account	Surplus or Deficit to Complete Purchase
Beasley	1	15	12	3	165,000	110,402	(54,598)
Corktown	2	12	9	3	125,000	137,548	12,548
CPE	3	11	4	7	475,000	87,854	(387,146)
Durand	4	7	5	2	210,000	60,338	(149,662)
Keith	5	7	3	4	90,000	88,393	(1,607)
Landsdale	6	21	20	1	120,000	25,524	(94,476)
McAnulty	7	3	2	1	70,000	27,571	(42,429)
Rushdale		6	5	1	22,500	14,885	(7,615)
Stinson	8	18	13	5	350,000	81,754	(268,246)
CPW	9	26	25	1	62,500	28,753	(33,747)
Homeside	10	25	25	0	0	(1,887)	(1,887)
		151	123	28	1,690,000	661,135	(1,028,865)

The balance in the reserve was $1,986,955.47 (after subtracting commitments see Appendix 1). Any 5% parks fund money is paid into the reserve. The reserve money is used to top up each of the Priority 1 accounts.

Funds continue to flow into the account at about $500,000 - $700,000 a year, quicker than in the past due to the pace of development and application of a new section of the Planning Act (41)6 (Appendix 2). Other income is derived from sale of park land which is surplus and leases of land bought for parks purposes, but awaiting development. Expenditures are also made on land which could be lost for parkland for all time unless it is purchased. Such cases include land at Greenhill Avenue/Albright Avenue which the Board of Education wished to sell. There is no way of knowing precisely when land which is considered to be a priority for parkland will come on the market.

However, it has been documented that about $12m would buy all additional parkland which is designated in Official Plan and Neighbourhood Plans. A cursory review indicates that at least $6 m will be needed to bring the parkland inventory up to a basic standard. Some park designations may be removed as neighbourhood plans are reviewed and other areas may need to be acquired as long term projects. Individual acquisitions should be considered on merit, e.g. 1) the proposed park in Ainslie Wood West which after public participation was not acquired; 2) the Hamilton Foundry in Stipeley Neighbourhood was acquired when it came on the market even though it was not designated for a park. Funds have been retained in the 5% fund to ensure that enough money was available for unexpected parks purchases.

Property acquisitions in Priority 1 Parks have slowed down and only about 30 more properties are needed.

Parks' development for the inner city areas has been helped by senior government programs such as the Neighbourhood Improvement Program. For example, such funds were used to develop Landsdale for an estimated $300,000 and Gibson an estimated $275,000 following acquisition through the 5% parks' fund. The development of parks is currently being done under the PRIDE program, which is 50% funded by the Province.

Parks' development outside Government programs relied in the past on taxes as the source of income. Recently, however, money has been used for development of parks, particularly for children's playgrounds (see Appendix 3). There is a large backlog of parks needing either new development and additional development (see Appendix 4).

Maintenance of parks is paid for from the City's tax base. During the recession maintenance was reduced and has not subsequently been increased. The addition of new parks means that maintenance costs may increase faster than the tax base.

This report provides policies so that expenditures on acquisitions, development, maintenance and other park related matters can be properly integrated.

PLANNING FOR PARKS

Policies

1. That a staff committee be responsible for co-ordinating parks' expenditures. The committee will include members from the Planning and Development Department, the Department of Culture and Recreation, the Park's Division, the Real Estate Department, the Community Development Department and the Treasury Department. Staff members from other departments will be invited as the need arose. The committee will review all parks expenditure matters, including proposed neighbourhood plans, priorities for improvement areas, acquisition and sale of parkland, proposed parks' developments, proposed parks' layouts and the need for parks-related studies. An annual report should be prepared to monitor the situation and make recommendations. The committee would meet as the need arises for ongoing matters.

   - The Parks Staff Committee has been functioning for several years following the mandate provided in the original Parks Expenditures policies were adopted.

   - Parks expenditure matters cut across the mandate of a number of departments. Liaison is essential for a consistent and rational approach.

2. That parkland be designated in plans, bearing in mind the financial constraints of parks' acquisition, development and maintenance.

   - This will help to ensure the practicality of planning proposals.

3. That the Master Plan for Culture and Recreation be reviewed in 1990.

   - A Master Plan was adopted by Council and is due for review in 1990. The Strategic Plan for the City as a whole may influence the review.

4. That work be undertaken to establish the need and location for major facilities. NEW

   - Several major facilities have been identified as being needed in the long term future including a football stadium, a soccer stadium, an aquatic complex, a leisure centre, an additional recreation centre on the Mountain. The City are fortunate to have large tracts of land available for such facilities.

5. That money from the 5% parks fund be used, when approved by Council, for funding studies on parks expenditures. NEW

   - Studies to help implement parks expenditures are important to establish the wide use of funds and resources.

   - The 1986 student project provided large scale ward maps giving background data and analyzing park need and identifying areas for playgrounds.

   - The 1987 student project carried out a qualitative analysis of park facilities as a basis for establishing development priorities.

PARKS' ACQUISITION

Policies

1. That acquisition continue in the Priority One parks as follows:

   i) by using money paid into the 5% parks' fund.

      Note: Although $500,000 is included in the budget each year, the actual figure is determined by the income from property development or sale and lease of park land. Consequently, no money comes from the general levy or debentures and therefore the mill rate is not affected;

   ii) on a willing seller - willing buyer basis wherever possible but in accordance with city policies on reviewing the need for expropriation.

   iii) by notifying owners by letter at regular intervals that the City is interested in purchasing when the owner is ready to sell. NEW

      - There are adequate funds to proceed with acquisition of Priority One Parks.

2. That the City sell areas of land bought for parks purposes if there is no longer need for parkland or municipal purposes.

   - The sale of City lands bought for parks, but no longer needed for parks, will release capital for other parks, expenditures. The Parks and Recreation Committee will consider possible sales.

4. That sales of City-owned land designated for parks be paid into the 5% parks' fund.

   - Past expenditures on parks should be channelled back into parks when parkland is no longer needed.

5. That 5% funds, estimated to be between $500,000 and $700,000 per year, be used primarily for acquisition.

   - Acquisition needs are still great and are estimated to be in the region of $12m.

6. That joint use of school land for parks be encouraged wherever possible.

   - This will reduce the amount of parkland needed and, therefore, reduce costs.

7. That the '5% parks' fund' be used for parks of a smaller size and that expenditures on parks of a regional significance, be funded from other sources, preferably a Regional or Provincial Agency.

   - The '5% parks' fund' cannot be stretched to cater for parks of Regional significance and it is appropriate that a Regional or Provincial Authority be responsible for acquisition for such parks.

8. Wherever possible, properties that are acquired, but not yet needed for park purposes, should be used to their maximum potential. Houses should be rented out unless the condition of the property does not merit fixing, in which case the property should be demolished. Industrial sites should be leased on a short-term basis.

   - This is good business management, prevents the area from deteriorating and provides affordable housing and business space.

9. That all money generated from sales and leases of parkland and non-residential property bought for parks purposes be paid into the '5% parks' fund'.

   - Money generated by parkland should be returned to the park system. This will encourage sale of marginally useful parkland, the use of temporarily unneeded parkland and a park system less reliant on general taxes.

PARKS DEVELOPMENT

Policies

1. That priority for development of parks inside and outside redevelopment areas be dealt with through the budgetting process and that the large backlog of parks awaiting development be highlighted in the Letter of Transmittal from the Parks' Division.

   - Priority for development of parks can be established through the budget process and the lack of funds for development of parks outside redevelopment areas can be highlighted.

2. That each time a park is recommended for development, a statement of maintenance costs is included and the additional costs are recommended for inclusion in the budget.

   - This policy will ensure that the full implications of parks' development are known when decisions are made and that the appropriate amendments are made to the budget.

3. That where development of parks is appropriate in the future, the full use of federal and provincial dollars be closely studied.

   - This will enable needed parks to be developed at reduced costs to the city.

4. That phasing the development of parks should be avoided where feasible.

   - To complete the development of a park at one time is more cost effective than phasing.

5. That vacant untreated parks be seeded and maintained where feasible.

   - Vacant sites to be used for parks in the future can become an eyesore and degrade a neighbourhood. Seeding, which is not costly and improves appearance, provides an area which can be used. The maintenance costs may be little more than continually clearing junk from the site. Complaints from neighbours are less likely.

6. That where developers are dedicating parkland, the area should be graded, topsoiled and seeded as a condition of draft subdivision approval.

   - This will reduce the cost of park development.

7. That Corktown-Stinson Community Improvement proceed as planned with $900,000 (50% provincial) over 1986-90. That Crown Point West Community Improvement area proceed as planned with 50% Provincial funding over 1987-91. NEW

8. That the proposed Beasley Community Improvement area which was recommended by the Parks staff committee and approved in the City budget be reviewed in the light of the restructured Provincial improvement programs which include commercial and industrial improvement as well as neighbourhood improvement. NEW

   - funds are provided en bloc by the Province to be spent on residential, commercial, industrial or combinations of improvement areas. Priorities among these have to be determined by the municipality.

9. That a small portion of Central Neighbourhood bounded by York Boulevard, James Street North, the CN Tracks and Bay Street be incorporated into the Beasley Community Improvement Area. NEW

   - the area, although surrounded by areas designated under the Planning Act for improvement, has never been designated itself. Since it is adjacent to the proposed Beasley Community Improvement Area and is too small to treat on its own, it is appropriate to add in the area now.

10. That a ceiling be placed on expenditures on park development from the 5% parks as follows: NEW

    "$300,000 per annum on general parks development (which is presently being represented in the Capital Budget) and $100,000 average over 5 years on play equipment. $180,000 will be the ceiling for play equipment in 1988."

    - A consistent expenditure of $400,000 per calendar year would allow parks development planning in accordance with need, balanced expenditures over the years and would not put undue strain on either the 5% fund or staff dealing with implementation. High expenditures in the recent past are anticipated to moderate making the $400,000 ceiling appropriate for the foreseeable future. Each project would still require specific or individual approval through the Parks and Recreation Committee. Expenditures over and above the $400,000 could still be approved by Committee and Council if and as required for special circumstances.

11. That first priority for expenditures on development will be given to playground expenditures. Second priority will be given to other park development improvements at the neighbourhood level. NEW

    - money can be spent on parks development leaving adequate in the 5% fund for acquisitions. Playground facilities are the most basic requirements for parkland development and should be given priority.

PARKS' MAINTENANCE

Policies

1. That any increase in parks' maintenance costs, due to newly developed parks, be dealt with in the current budget.

   - The key issue of additional parks, creating maintenance costs over and above increases in expenditure due to inflation, should be highlighted in the budget process.

2. That full use be made of financial resources other than City funds - e.g. federal and provincial employment programmes, community organizations, school boards, etc.

   - This could reduce overall maintenance costs significantly. There is likely to be considerable money available through "make work" programmes initiated by federal and provincial governments.

3. That parks be designed to minimize maintenance costs as long as the function and quality of the park is not jeopardized.

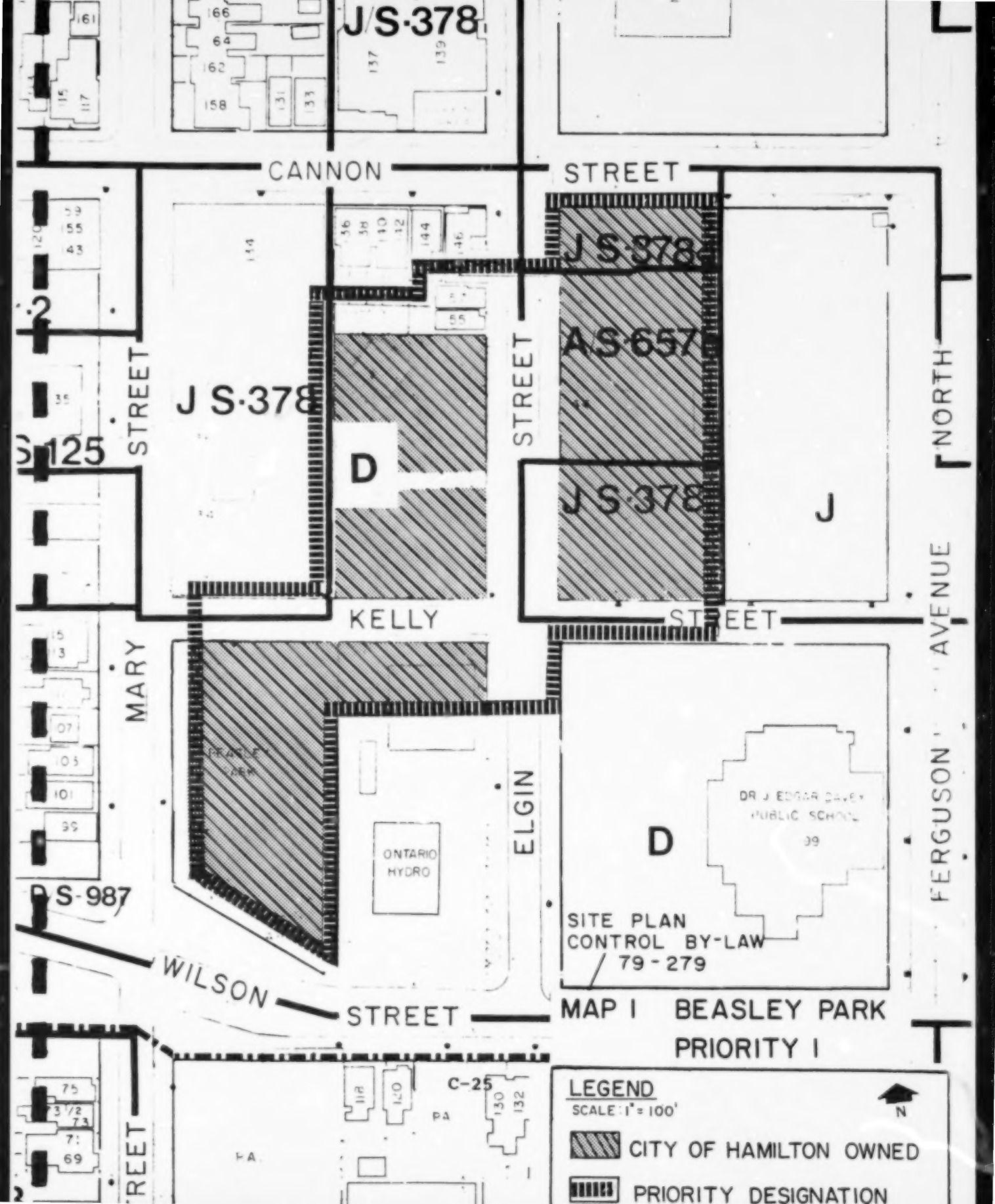
   - There are many issues affecting the design of a park. Greater emphasis on layout and materials, which save on park maintenance, will reduce costs.

4. That efforts be made to delegate maintenance to citizens and community organizations where feasible.

   - This could reduce overall maintenance costs. Such an agreement would be suitable for smaller parks and may take the form of repayment for some city services - e.g., use of park pavilion.

5. That, once acquisition and development priorities have been substantially met, money be provided from interest accruing on capital in the 5% parks' fund to minimize the effect on increase in maintenance costs through increase in park development.

   - The '5% parks' fund' can be used for maintenance of parks. Allocation of the funds will depend on the need for acquisitions and development.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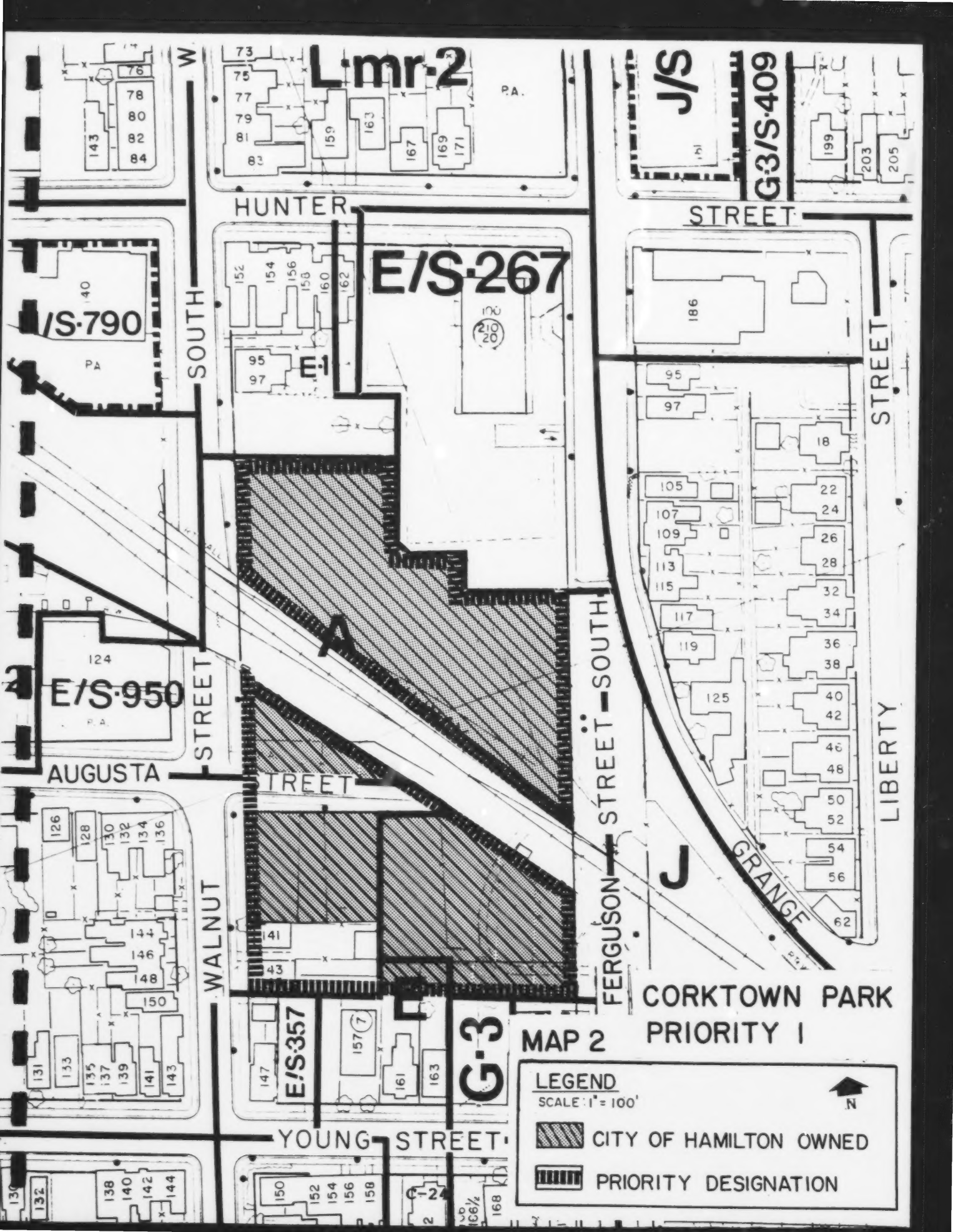
KELLY STREET
WILSON STREET
ELGIN STREET
MARY STREET
FERGUSON AVENUE
NORTH STREET
J/S-378
J S-378
AS-657
J S-378
J S-378
D
J
D
C-25
PA
PA
ONTARIO HYDRO
DR J EDGAR DAVEY PUBLIC SCHOOL
39
PS-987
SITE PLAN CONTROL BY-LAW 79-279
MAP 1 BEASLEY PARK PRIORITY 1
LEGEND
SCALE: 1" = 100'
N
CITY OF HAMILTON OWNED
PRIORITY DESIGNATION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J/S
G-3/S-409
HUNTER
STREET
E/S-267
E/S-790
SOUTH
STREET
E/S-950
AUGUSTA
STREET
WALNUT
STREET
SOUTH
FERGUSON
STREET
LIBERTY
GRANGE
E/S-357
G-3
YOUNG STREET
CORKTOWN PARK
PRIORITY I
MAP 2
LEGEND
SCALE: 1" = 100'
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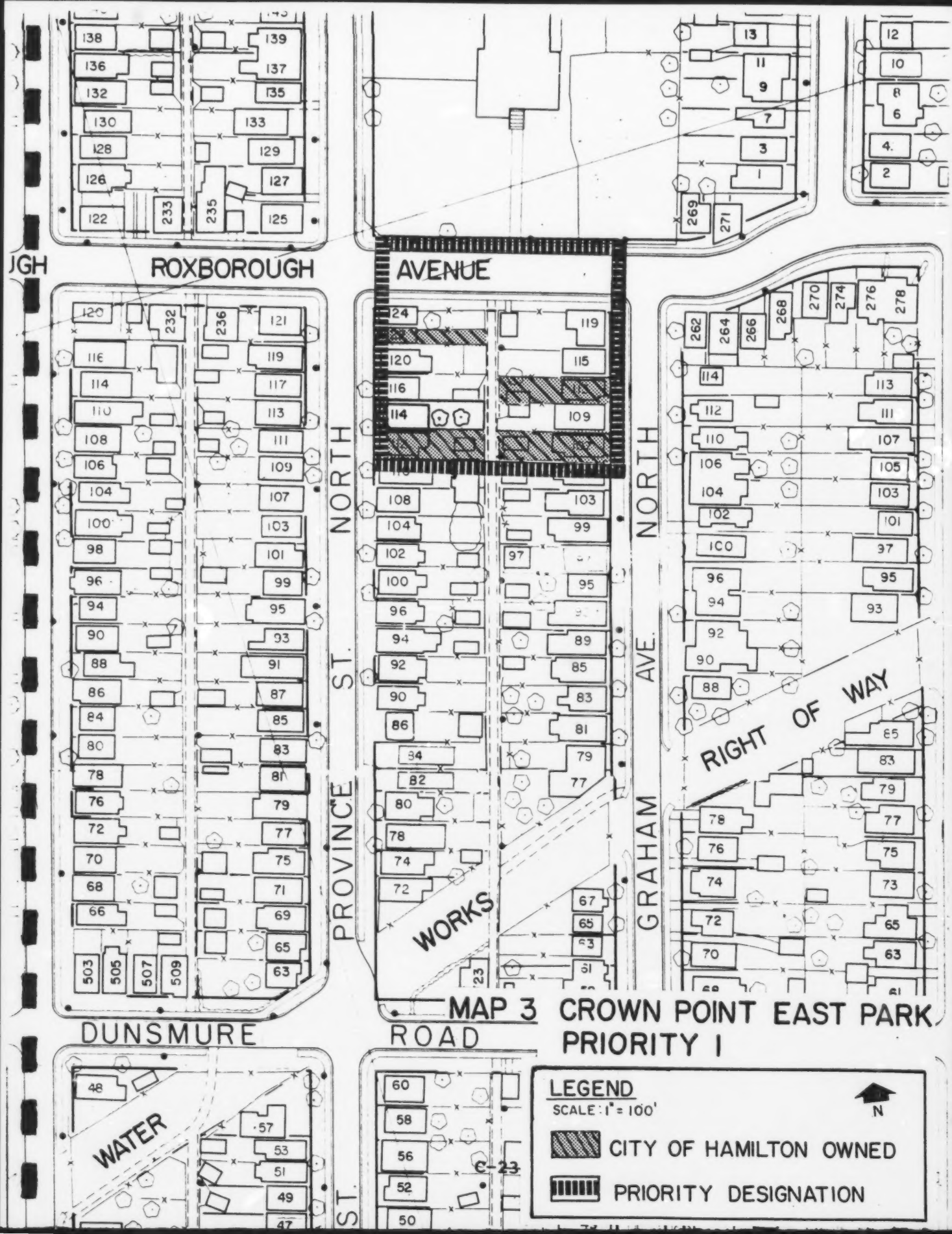
CITY OF HAMILTON OWNED
PRIORITY DESIGNATION


ROXBOROUGH
AVENUE
NORTH
PROVINCE ST.
GRAHAM AVE.
NORTH
RIGHT OF WAY
WORKS
DUNSMURE
ROAD
WATER
ST.
MAP 3 CROWN POINT EAST PARK
PRIORITY I
LEGEND
SCALE: 1" = 100'
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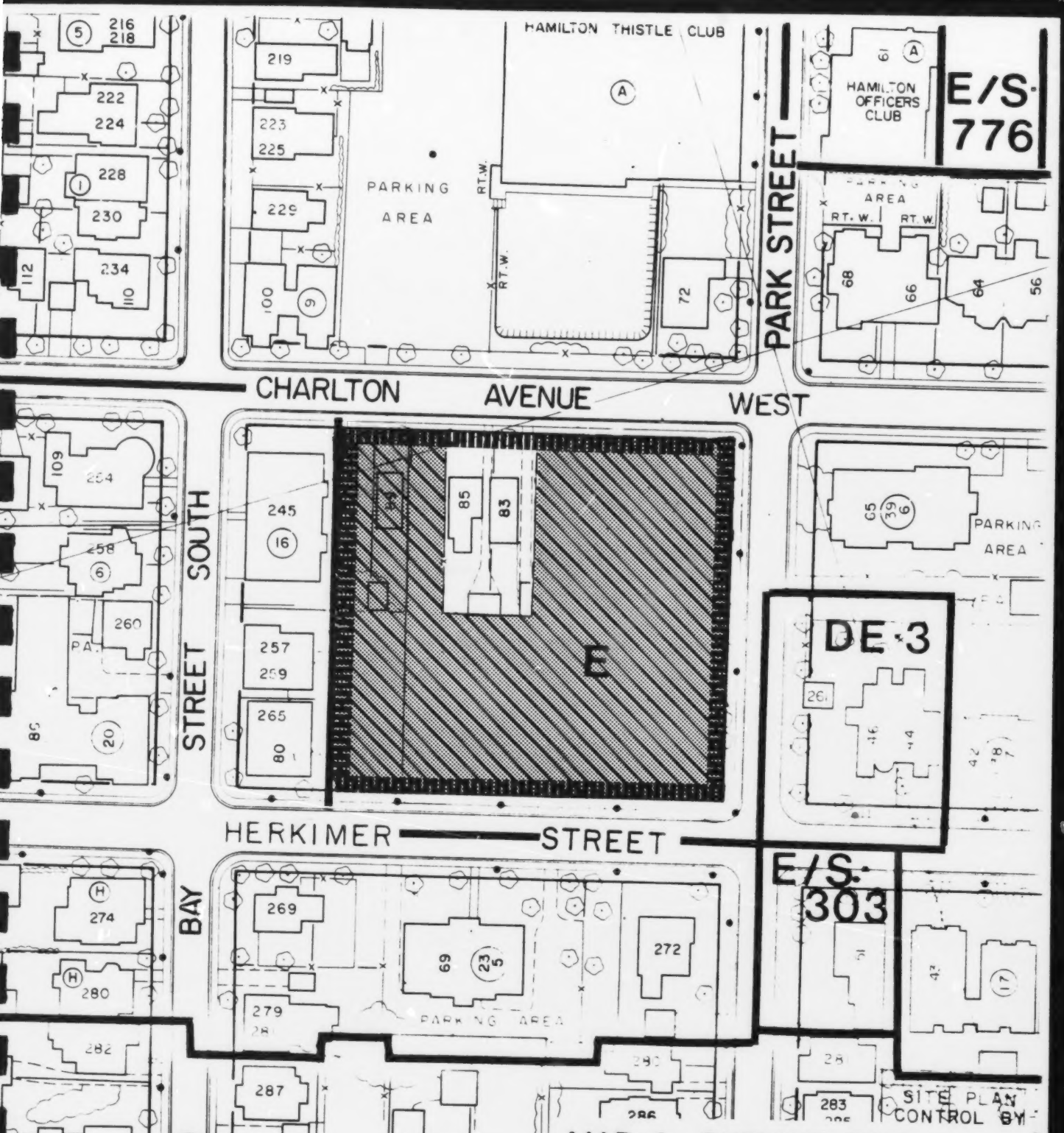
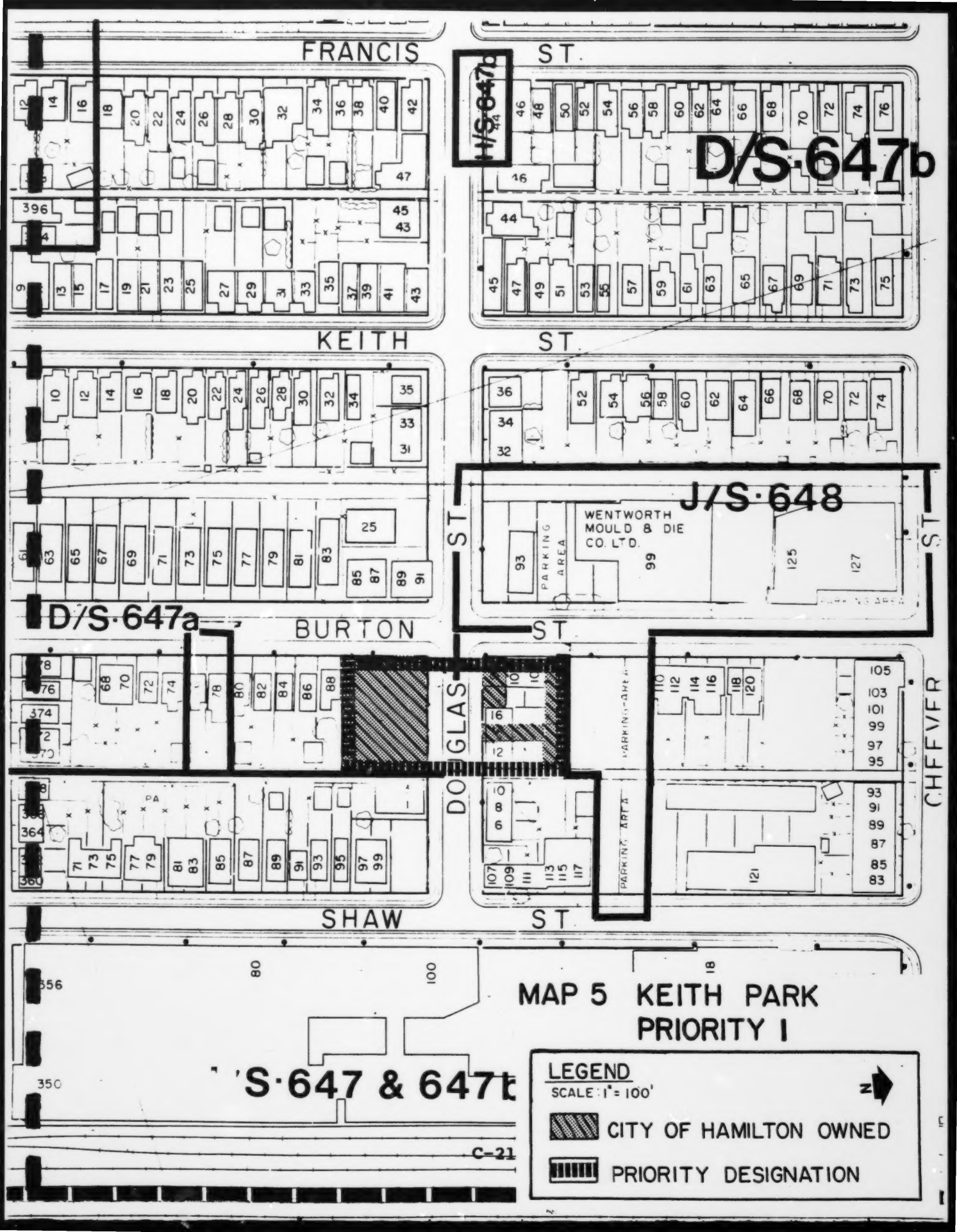
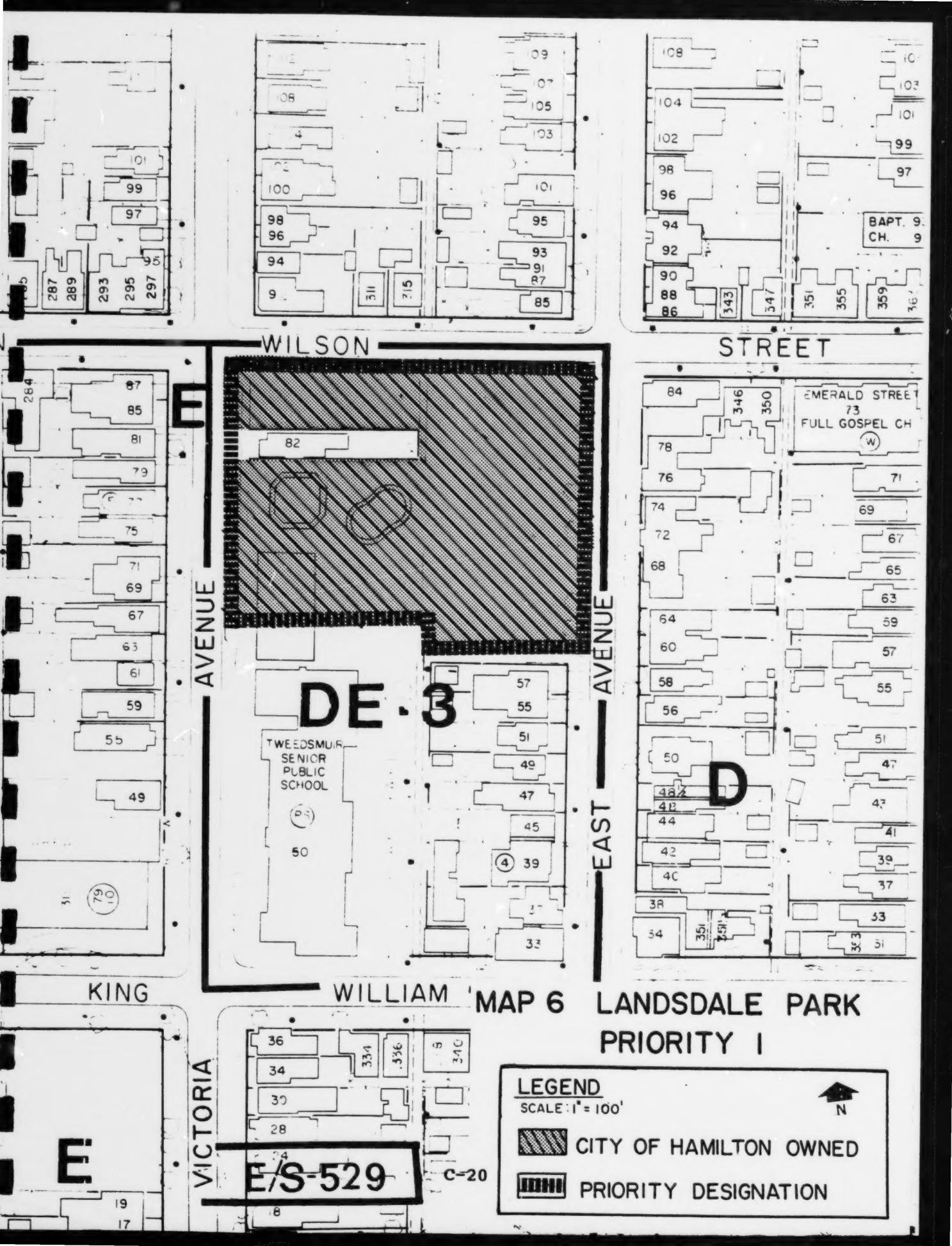
CITY OF HAMILTON OWNED
PRIORITY DESIGNATION
C-23


HAMILTON THISTLE CLUB
HAMILTON OFFICERS CLUB
E/S 776
PARK STREET
PARKING AREA
CHARLTON AVENUE WEST
SOUTH STREET
E
DE-3
HERKIMER STREET
E/S 303
BAY
C
MARKLAND STREET
C-22
SITE PLAN CONTROL BY
MAP 4 DURAND PARK
PRIORITY I
LEGEND
SCALE: 1" = 100'
N
CITY OF HAMILTON OWNED
PRIORITY DESIGNATION


FRANCIS ST.
H/S-647b
D/S-647b
KEITH ST.
J/S-648
WENTWORTH MOULD & DIE CO. LTD.
PARKING AREA
D/S-647a
BURTON ST.
DOUGLAS ST.
CHEVIER
SHAW ST.
MAP 5 KEITH PARK
PRIORITY I
S-647 & 647b
C-21
LEGEND
SCALE: 1" = 100'
N
CITY OF HAMILTON OWNED
PRIORITY DESIGNATION


WILSON STREET
WILLIAM AVENUE
EAST AVENUE
KING
VICTORIA
DE-3
TWEEDSMUIR SENIOR PUBLIC SCHOOL
EMERALD STREET 73 FULL GOSPEL CH
BAPT. 9 CH. 9
E/S-529
C-20
MAP 6 LANDSDALE PARK
PRIORITY I
LEGEND
SCALE: 1" = 100'
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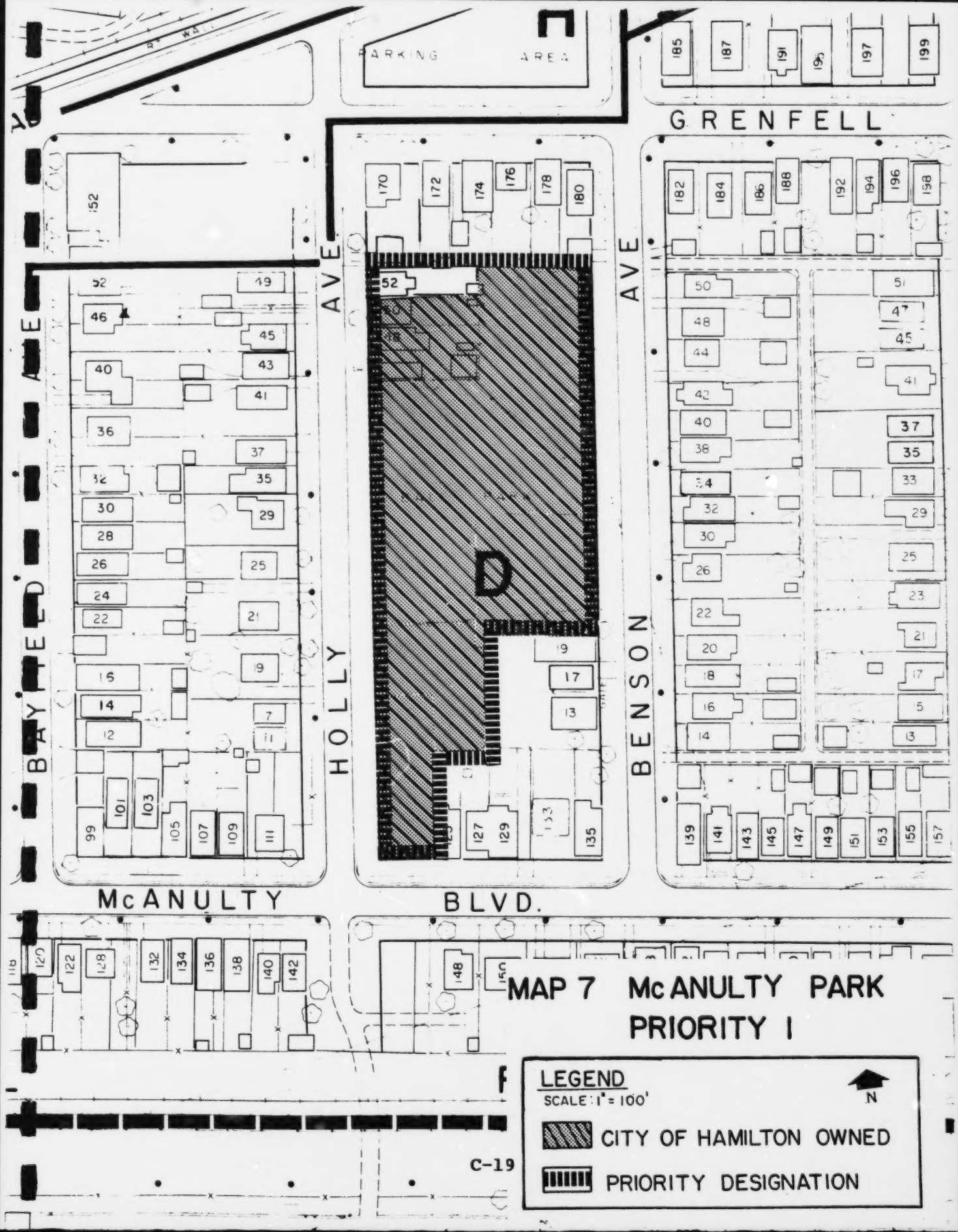
CITY OF HAMILTON OWNED
PRIORITY DESIGNATION


PARKING AREA
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BAYFIELD AVE
HOLLY AVE
BENSON AVE
McANULTY BLVD.
D
MAP 7 McANULTY PARK
PRIORITY I
LEGEND
SCALE: 1" = 100'
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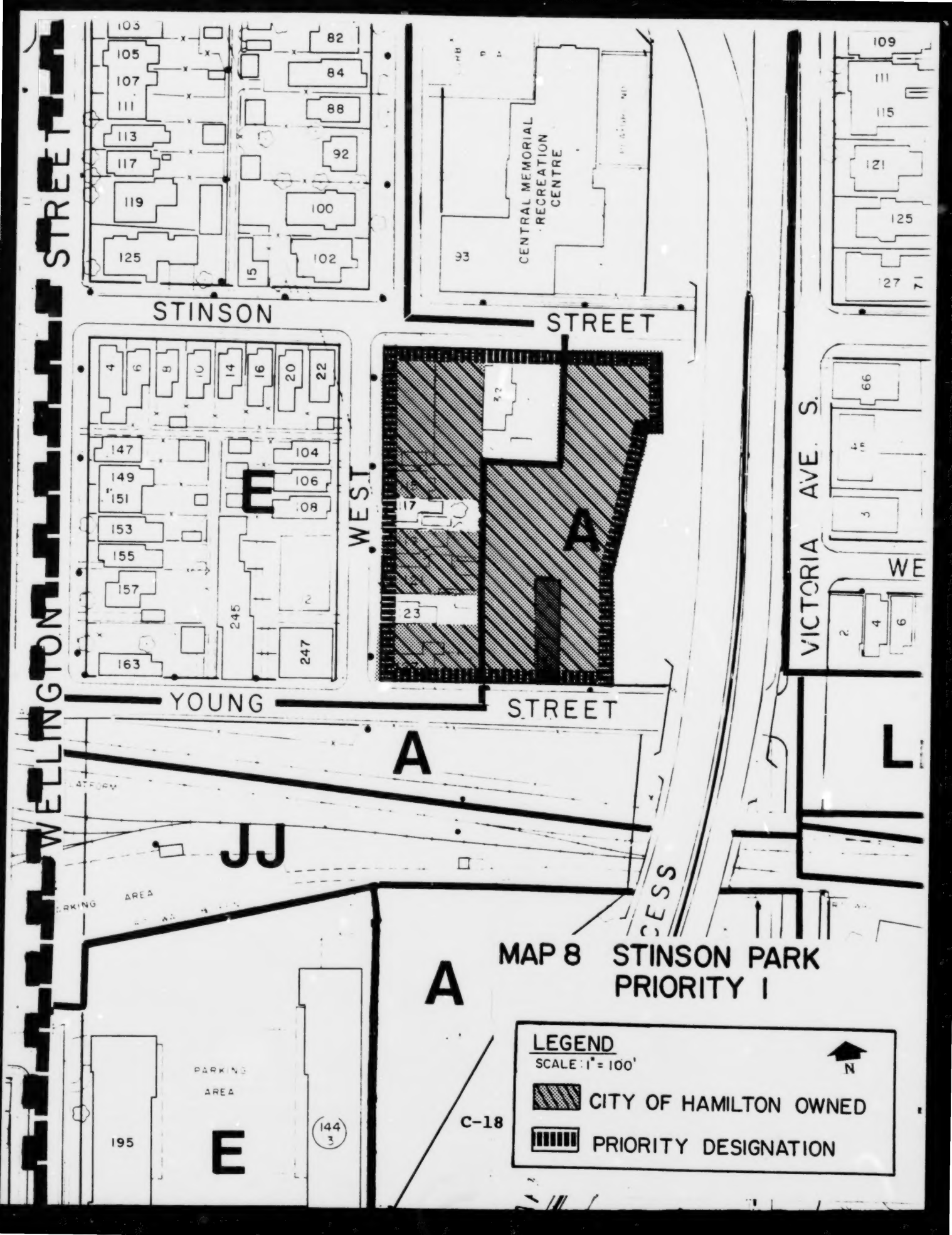
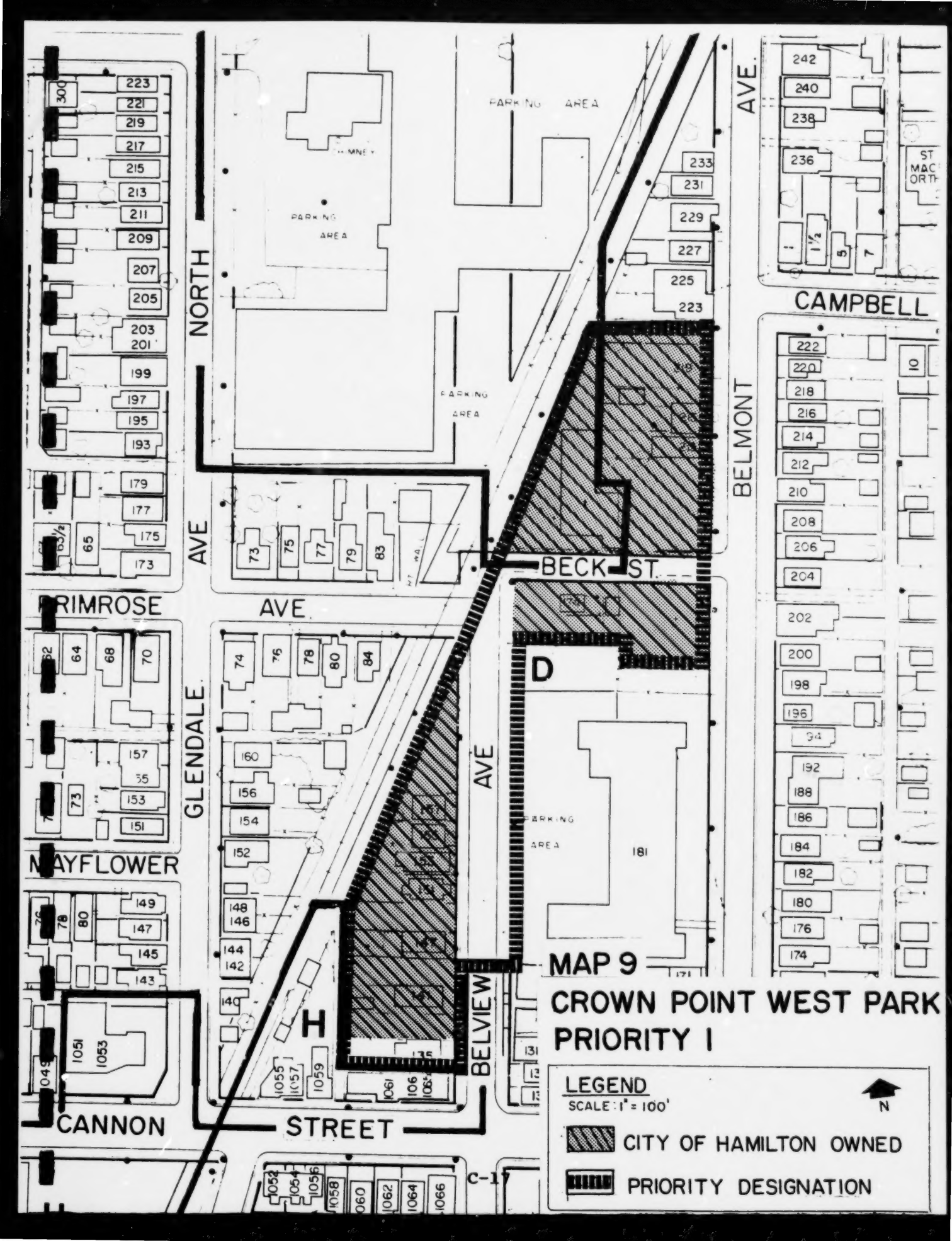
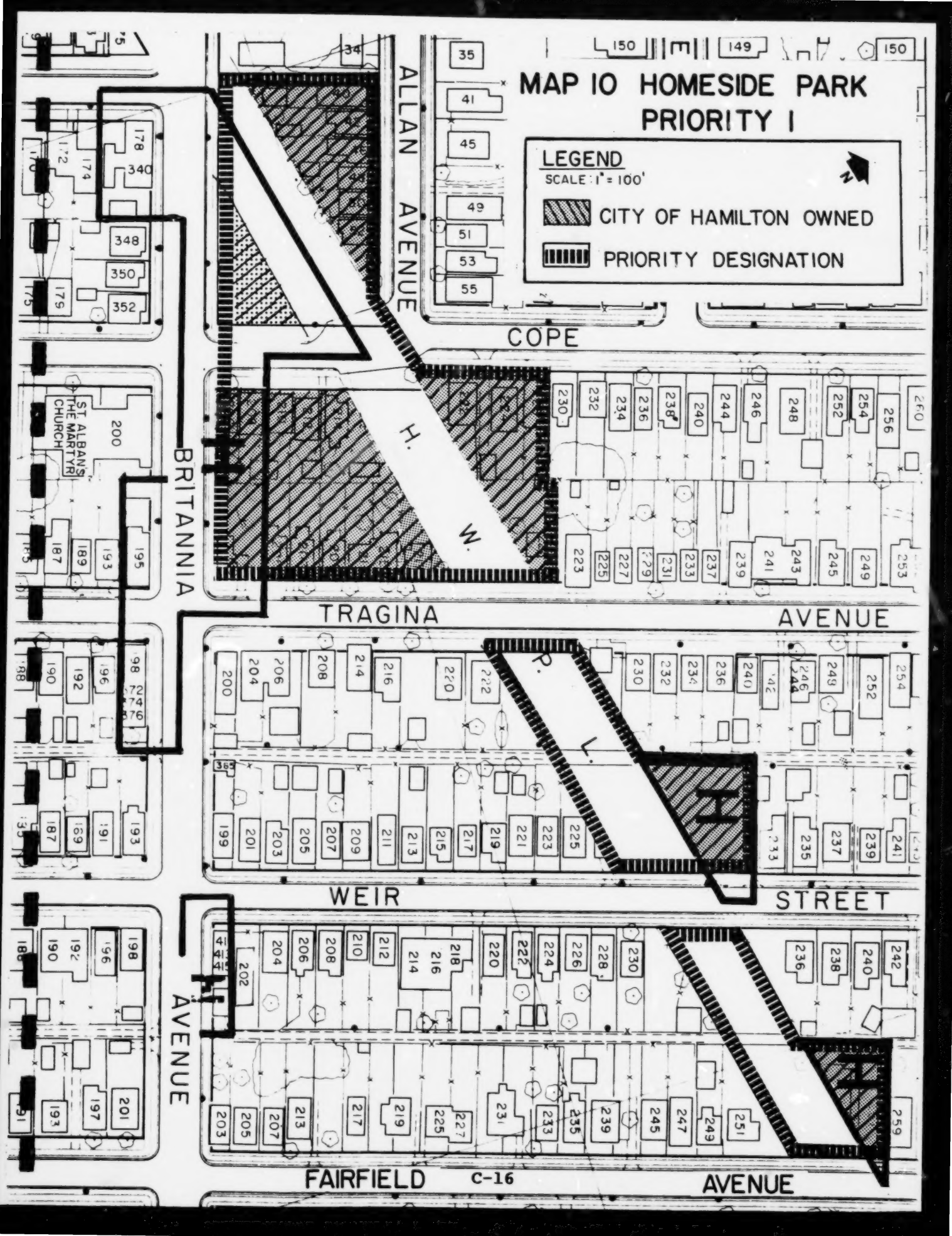
CITY OF HAMILTON OWNED
PRIORITY DESIGNATION
C-19


WELLINGTON STREET
STINSON STREET
CENTRAL MEMORIAL RECREATION CENTRE
WEST
VICTORIA AVE. S.
YOUNG STREET
PARKING AREA
PARKING AREA
MAP 8 STINSON PARK
PRIORITY I
LEGEND
SCALE: 1" = 100'
N
CITY OF HAMILTON OWNED
PRIORITY DESIGNATION
C-18
A
E
JJ
L


NORTH AVE
PARKING AREA
CAMPBELL AVE.
BELMONT AVE
BECK ST.
PRIMROSE AVE
GLENDALE AVE
MAYFLOWER
BELVIEW AVE
CANNON STREET
D
H
C-1
MAP 9
CROWN POINT WEST PARK
PRIORITY I
LEGEND
SCALE: 1" = 100'
N
CITY OF HAMILTON OWNED
PRIORITY DESIGNATION


MAP 10 HOMESIDE PARK
PRIORITY I
LEGEND
SCALE: 1" = 100'
CITY OF HAMILTON OWNED
PRIORITY DESIGNATION
ALLAN AVENUE
COPE
BRITANNIA
TRAGINA
AVENUE
WEIR
STREET
AVENUE
FAIRFIELD
AVENUE
ST. ALBANS THE MARTYR CHURCH
H. W. R. L.

APPENDIX 1

Commitments from the 5% Parks Fund

February 10, 1988

Parkland Acquisition Program - Albion Falls	$ 499,500.00
Ontario Land Corporation - Mountain Parklands	116,720.00
	616,220.00
Balance in Reserve	1,986,955.47
Overall Balance in Reserve	2,603,175.47

APPENDIX 2

Section 46(6) of the Planning Act states:

"The council of a municipality may require the payment of money to the value of the land otherwise required to be conveyed under this section in lieu of such conveyance and for the purpose of determining the amount of the payment the value of the land shall be determined as of the day before the day of the issuance of the building permit in respect of the development or, where more than one building permit is required for the development, as of the day before the day of the issuance of the first permit, and where the owner and the municipality are unable to agree on the value, either party may apply to the Land Compensation Board to have the value determined and the Board shall, in accordance as nearly as may be with the provisions of the Expropriations Act, determine the value of the land."

APPENDIX 3

PARKS DEVELOPMENT PROJECTS

Playlot/Playground Equipment	1987	1986
Fessenden		5,000.00
Montgomery	9,000.00	
Bruce	5,000.00	
Bruleville	5,000.00	
Greenhill and Hildegard	5,000.00	
Shawinigan	5,000.00	5,000.00
Hampton	5,000.00	
Holbrook School	5,000.00	
Inch	5,000.00	
Mohawk Sports	5,000.00	
Quinndale		2,000.00
Myrtle	5,000.00	
Newlands	5,000.00	
Red Hill School	7,920.00	
Scenic	2,500.00	
Eleanor		2,000.00
Richwell	2,500.00	
St. Christopher	5,000.00	
Stinson	10,000.00	
Central School	5,000.00	
Gourley (MacDonald School)		8,000.00
Highview	5,000.00	
St. David's School		6,000.00
Arcade		5,000.00
Holy Rosary		5,000.00
Mountain Drive	9,500.00	
Eastmount		5,000.00
Sherwood (Monseignor DeLaval)	2,500.00	5,000.00
Macassa		5,000.00
Bobby Kerr		4,025.00
Fonthill	5,000.00	
Lionsgate	5,000.00	
Burkholder	5,000.00	
Berrisfield	5,000.00	
Thorner	5,000.00	
Westcliffe East	5,000.00	
Lake Avenue School	5,000.00	
McQueston	5,000.00	
Randall	5,000.00	
J. C. Beamer	12,500.00	
Lindon	10,000.00	
	176,420.00	57,025.00
Installation of Bocci Courts		
(Mountain Arena, Bruce, Glencastle and Greenhill Parks)		28,000.00
		85,025.00

General Development Projects

	1987	1986
Gourley - Stage 3	20,000.00	
Shawinigan - Stage 2	20,000.00	
Eleanor - Stage 2	2,000.00	
Bruelville No. 2	9,000.00	
Burkholder No. 1 - Stage 2	25,000.00	
Burkholder No. 2 - Stage 1	25,000.00	
Thorner - Stage 1	20,000.00	
Crown Point West - Preparation for Development	6,000.00	
Hampton Heights - Redevelopment	12,000.00	
Homeside - Completion	5,000.00	
Mountain Brow Parkette - Completion	5,000.00	
Kay Drage Park - Landscaping	10,000.00	
East Avenue Park	6,000.00	
Lake Avenue Park - Stage 3	9,000.00	
Gilkson - Stage 4	12,000.00	
Veiwing Area - Mountain Brow - Stage 1	9,000.00	
Captain Cornelius - Stage 2	5,000.00	
General Development - Various Parks	195,910.00	
Additional Washroom - Gage Park	32,000.00	
Parkette - Mountain Brow	23,000.00	
Landscaped Parking Lot Brian Timmis	150,000.00	
	600,910.00	
	777,330.00	85,025.00

Commitments from the 5% Parks Fund (1987)

Parkland Acquisition Program - Albion Falls	499,500.00
Development of Stipely Neighbourhood - Foundary Purchase	425,000.00
Ontario Land Corporation - Mountain Parklands	116,720.00
	1,041,220.00

APPENDIX 4

PARK DEVELOPMENT BUDGET - '88

A) Thorner Park- Stage II
Shawinigan Park - Stage III
Templemead Park
Greeningdon Park
Stroud Road Park
Warburton Park
Cochrane & Lawrence
Kay Drage Entrance
Beulah Park (Lighting)
Southam Park (Fountain)
Berrisfield Park (Fountain)
Bobby Kerr (Fountain)
North Central Community Park
Cumberland Parkette
Globe Park
Randall Park
Mt. Brow Lookouts

B) Myrtle Park
Clinton Street Park
Bayview Park
Hayward Park
Mahoney Park
Scenic Park

C) Pipeline Extension
Gage Park Lighting
Kay Drage
Lake Avenue
Hill Street

DEVELOPMENT DESCRIPTION

A. 1. Thorner Park - Stage II
landscape as per plan

2. Shawinigan Park - Stage III
landscape as per plan

3. Templemead Park
clear, grade & landscape
plan to be developed

4. Greeningdon Park
clear, grade & landscape
plan to be developed

5. Stroud Road Park - Stage II
topsoil, grade, seed & landscape

6. Warburton Park
lower berms, relocate plant beds

7. Cochrane and Lawrence
clear, grade & landscape vacant city lot

8. Kay Drage Park
Landscape entrance to park

9. Beulah Park
additional lighting

10. Southam Park
install drinking fountain

11. Berrisfield Park
install drinking fountain

12. Bobby Kerr Park
install drinking fountain

13. North Central Community Park
install large backstop and realign fencing

14. Cumberland Parkette
redeveloped existing park
plan to be developed

15. Globe Park
construct parking lot and berming along
Brampton Street

16. Randall Park
clear access and landscape park
or B. or E. Property for play area
plan to be developed

17. Mt. Brow Lookouts
construct viewing areas along
escarpment
plans to be developed

B. 1. Myrtle Park
redevelop existing park
plan to be developed

2. Clinton St. Park
topsoil, grade and seed
former foundry site

3. Bayview Park
redevelop existing park
North embankment
plan to be developed

4. Hayward Park
redevelop existing park
plan to be developed

5. Mahoney Park
construct parking area and curbing
and realign fencing

6. Scenic Park
construct parking area along Scenic Drive